

GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ALL DRIVEWAYS TO BE CONSTRUCTED PER DETAIL HEREON.

TRAFFIC SIGN SCHEDULE

	SIGN TYPE
(A)	R-1 (STOP SIGN - 30")

INSTALL SIGNS PER C/R STD. 666
SEE SIGN LOCATION DETAIL HEREON
FOR SIDEWALK PLACEMENT

PARKS DEPARTMENT NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS.
 - STREET TREE PLANTING SHALL BE AS FOLLOWS:
- | STREET NAME | BOTANICAL NAME/
COMMON NAME | MIN.
SIZE | APPROX.
SPACING | NO.
REQ'D. |
|------------------|--------------------------------|--------------|---------------------------|---------------|
| BROOKRUN COURT | PRIVATE STREET | - | NO STREET TREES REQUIRED. | |
| SPRINGWOOD COURT | PRIVATE STREET | - | NO STREET TREES REQUIRED. | |
| WATERWELL COURT | PRIVATE STREET | - | NO STREET TREES REQUIRED. | |

NOTICE TO CONTRACTOR

ACCORDING TO INFORMATION PROVIDED BY UNDERGROUND SERVICE ALERT (U.S.A.) DATED FEBRUARY 18, 1999, THE FOLLOWING ORGANIZATIONS ARE U.S.A. MEMBERS WITHIN THE PROJECT AREA:

CHARTER COMMUNICATIONS	MEDIA ONE
PACIFIC BELL MOBILE SERVICE	PACIFIC BELL
QUESTAR LINE 90 COMPANY	CITY OF RIVERSIDE
SANTA ANA WATERSHED PROJECT AUTH.	THE GAS COMPANY

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

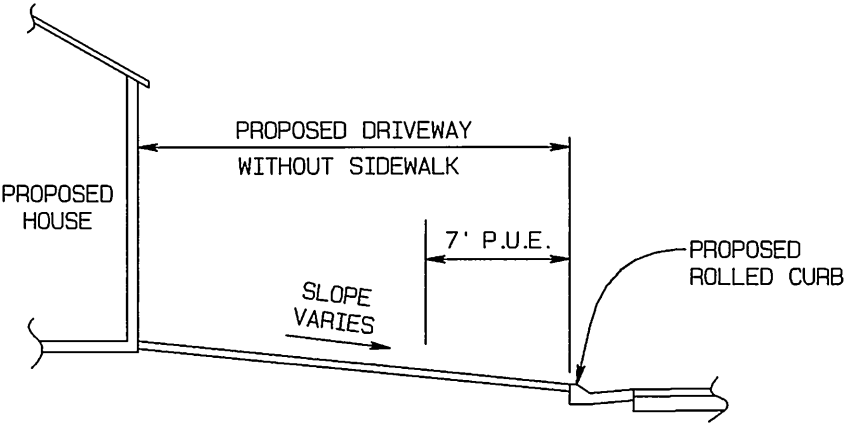
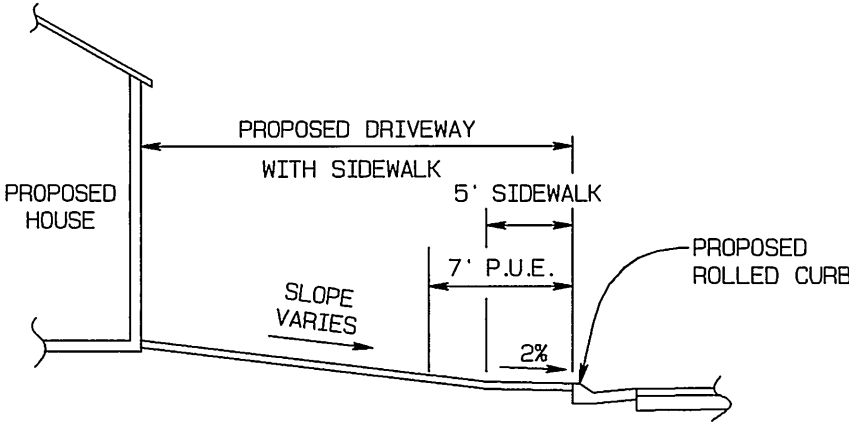
THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF CITY, STATE OR FEDERAL GOVERNMENT FOR ACCESSIBILITY.

CONSTRUCTION NOTES

- CONSTRUCT 1.5" A.C. PAVING OVER CRUSHED AGGREGATE BASE PER S.R. 1560, R-VALUE= .
SEE PAVEMENT SCHEDULE FOR PAVEMENT SECTION
- EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
- ADJUST EXISTING MANHOLE TO GRADE.
- CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2.
- CONSTRUCT STANDARD 325, CURB SIDEWALK (WIDTH AS NOTED ON PLANS).
- CONSTRUCT STANDARD 405, CATCH BASIN.

PAVEMENT SCHEDULE

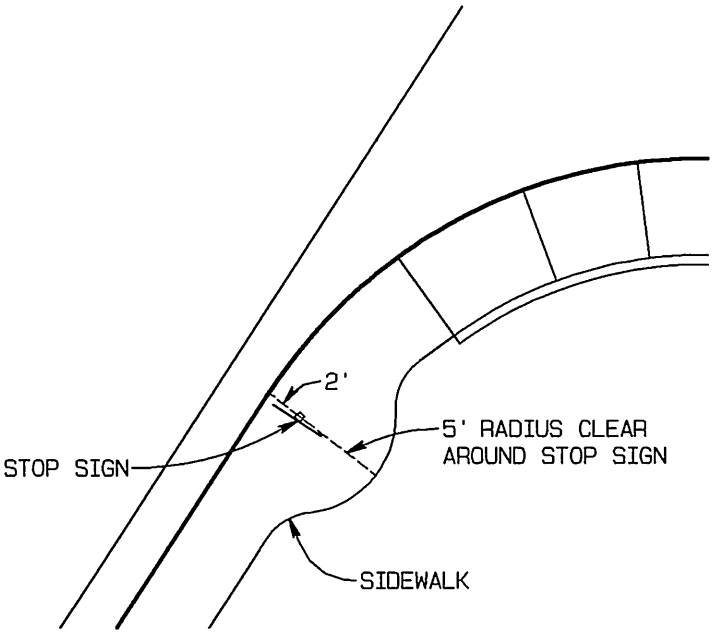
STREET NAME	LOCATION	T.I.	"R" VALUE	A.C.	CLASS 2 BASE
BROOKRUN CT.	STA. 5+50 TO 10+00	5.0	28	3"	5.5"
SPRINGWOOD CT.	STA. 4+00 TO 10+00	5.0	15	3"	8"
WATERWELL CT.	STA. 0+20 TO 8+00	5.0	9	3"	9"



NOTE : ALL DRIVEWAYS TO BE CONSTRUCTED PER THIS DETAIL.

PROPOSED DRIVEWAY DETAIL

NOT TO SCALE



SIGN LOCATION DETAIL

NOT TO SCALE



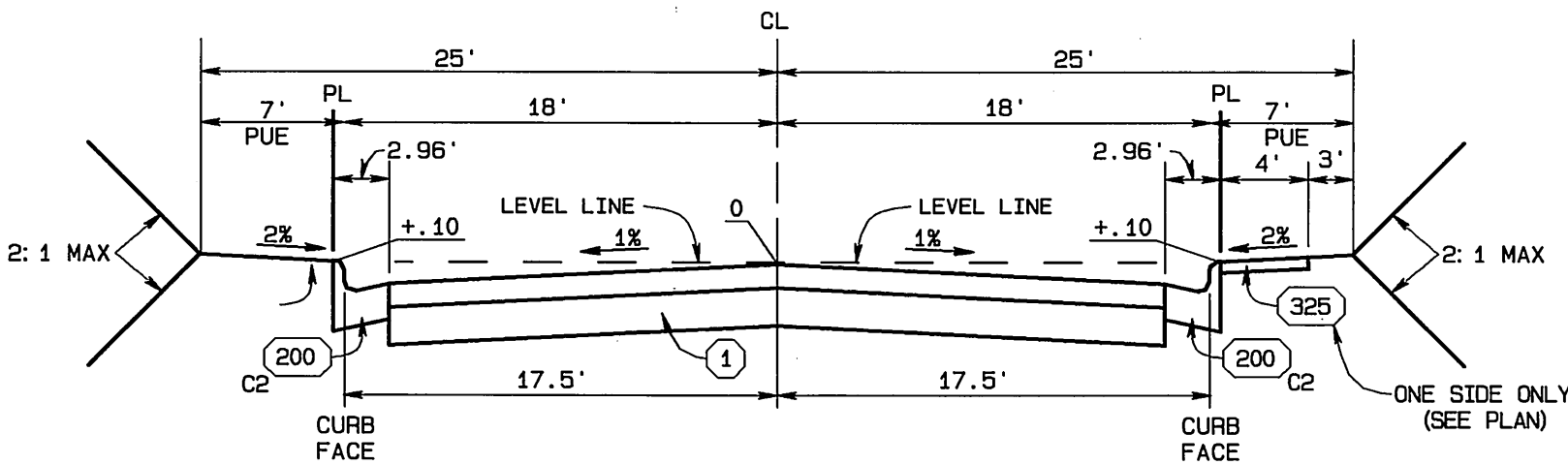
SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

INDEX MAP

SCALE: 1" = 200'



TYPICAL SECTION - PRIVATE STREET

NOT TO SCALE

BROOKRUN COURT - STA. 5+46.73 TO STA. 9+55.00
SPRINGWOOD COURT - STA. 3+97.53 TO STA. 9+55.00
WATERWELL COURT - STA. 0+15.50 TO STA. 7+85.41

CHARTER COMMUNICATIONS

APPROVED BY *[Signature]* DATE 6-21-01

PACIFIC BELL

APPROVED BY *[Signature]* DATE 6/22/01

CITY OF RIV. WATER DEPARTMENT
(SHTS. 1-4)

APPROVED BY *[Signature]* DATE 7/19/01

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE
MOST NORTHERLY CURB RETURN OF COLLETT
AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT
OVERHEAD & UNDERGROUND

APPROVED BY *[Signature]* DATE 6-20-01



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES

3788 McCRAV STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY *[Signature]* DATE 4/24/01
R.C.E. NO. C39530

W.O. 99-0207 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK REVISIONS APPR. DATE
DESIGNED BY: *[Signature]* CHECKED BY: *[Signature]* CHECKED BY: *[Signature]*

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY *[Signature]* BY DATE *[Signature]*
PRINCIPAL ENGINEER *[Signature]*
PARK DEPARTMENT *[Signature]*
TRAFFIC DIVISION *[Signature]*
DEP. P.W. DIRECTOR *[Signature]*
DATE 8-30-2001

STREET IMPROVEMENT PLANS

TRACT NO. 29089-5
INDEX SHEET

SCALE: AS SHOWN

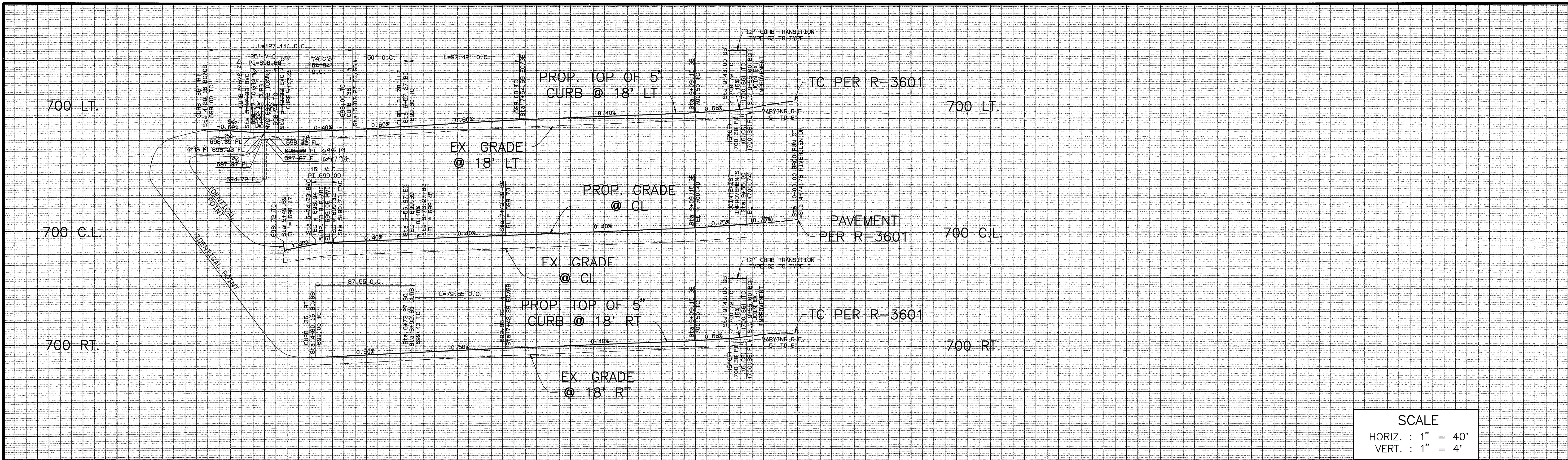
ACCOUNT NO.

DRAWING NUMBER

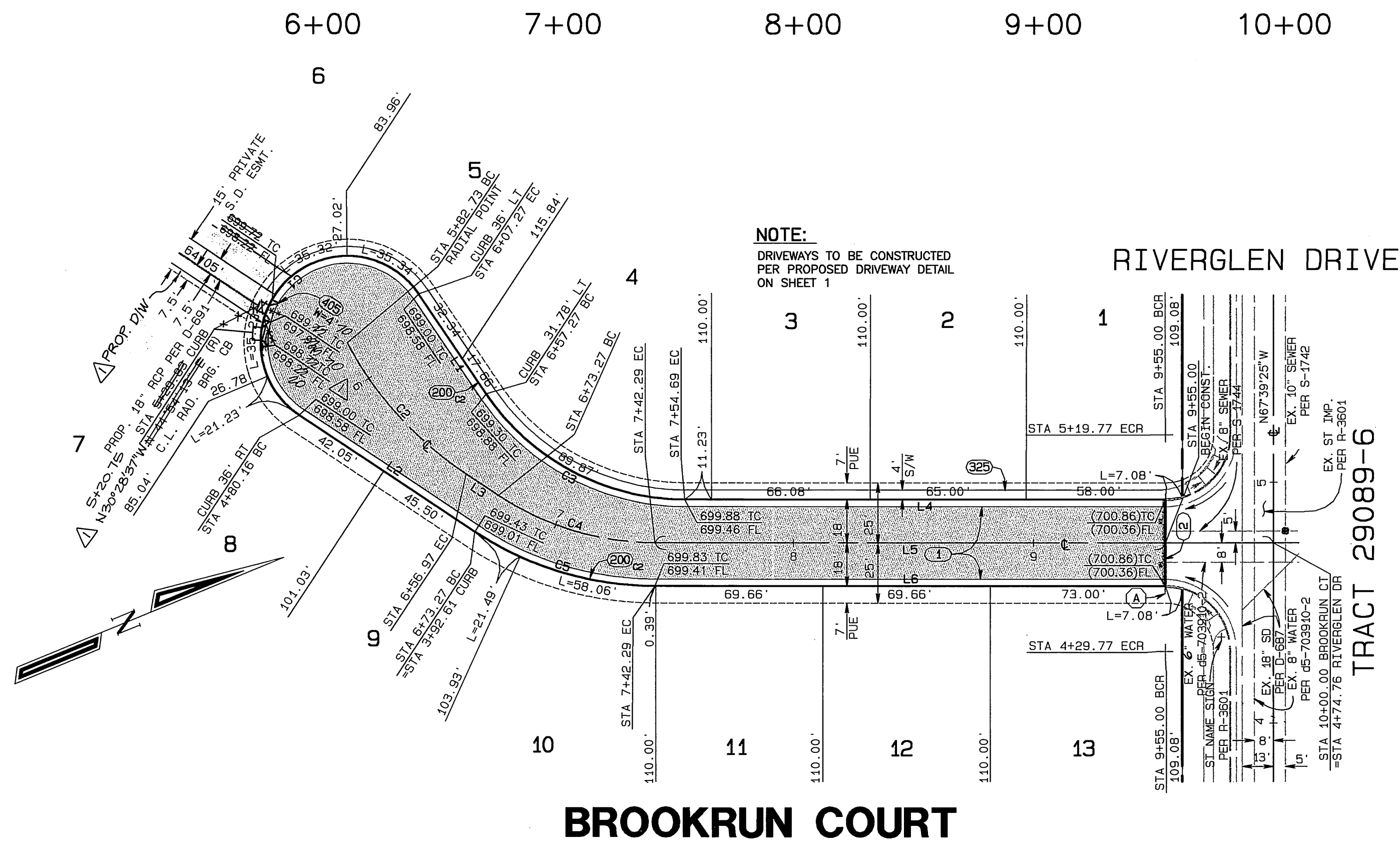
R-3621
SHEET 1 OF 4

99-0207

INDEXED 9-12-01



SCALE
HORIZ. : 1" = 40'
VERT. : 1" = 4'



CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE
BASE PER S.R. 1566 R-VALUE=
SEE PAVEMENT SCHEDULE FOR PAVEMENT SECTION
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
3. ADJUST EXISTING MANHOLE TO GRADE.
200. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2.
325. CONSTRUCT STANDARD 325, CURB SIDEWALK (WIDTH AS NOTED ON PLANS).
405. CONSTRUCT STANDARD 405, CATCH BASIN.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	202°18'27"	36.00'	127.11'	37.90'
C2	26°21'27"	150.00'	74.24'	52.97'
C3	55°49'11"	100.00'	69.02'	35.53'
C4	33°30'45"	136.00'	79.55'	40.95'
C5	33°30'45"	136.00'	79.55'	40.95'

LINE DATA

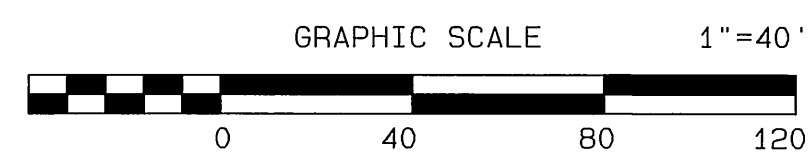
LINE	BEARING	DISTANCE
L1	N78°09'45"E	50.00'
L2	N55°51'18"E	87.55'
L3	N55°51'18"E	16.30'
L4	N22°20'33"E	200.31'
L5	N22°20'33"E	212.71'
L6	N22°20'33"E	212.71'



BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE
MOST NORTHERLY CURB RETURN OF COLLETT
AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAV STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY: Mo A. Webb DATE: 4/24/01
R.C.E. NO. C39530

W.O. 99-0207 FOR: GRIFFIN INDUSTRIES F.B. 1999

DESIGNED BY: MMW CHECKED BY: AK CHECKED BY:

REVISIONS
1. REVISED CB TO STA. 5+20.75 PER R-3601
2. R-3601
3. R-3601

APPR. DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: BY DATE:
APPROVED BY: R. McSwain
DIRECTOR OF PUBLIC WORKS

DATE: 8-30-2001

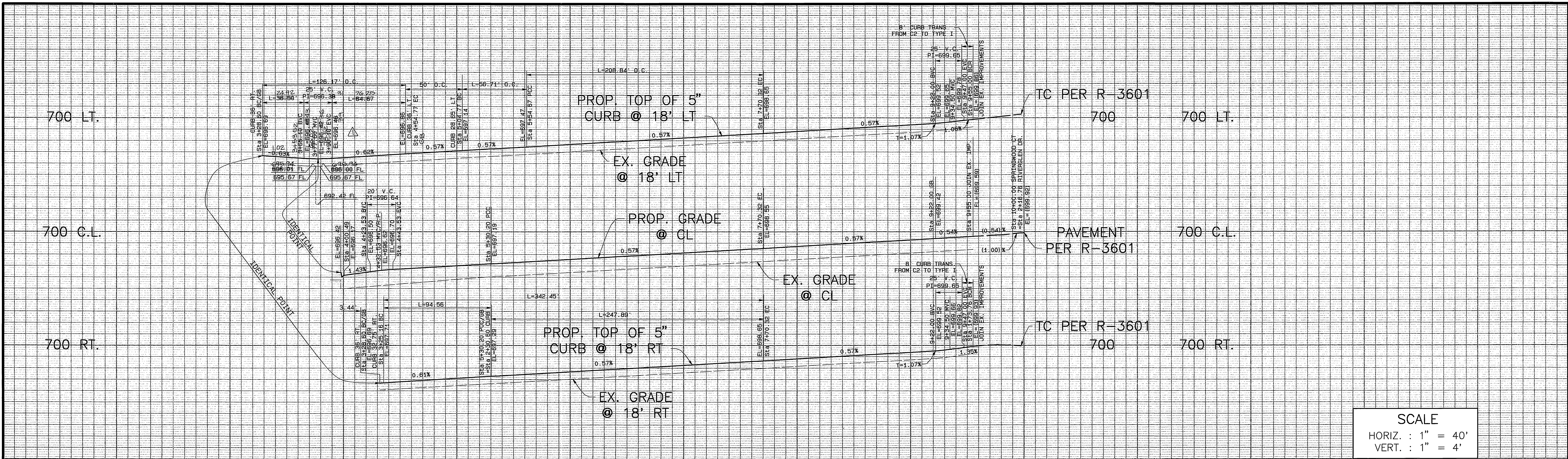
STREET IMPROVEMENT PLANS

TRACT NO. 29089-5
(PRIVATE STREET)
BROOKRUN COURT
STA. 5+46.73 TO STA. 9+55.00

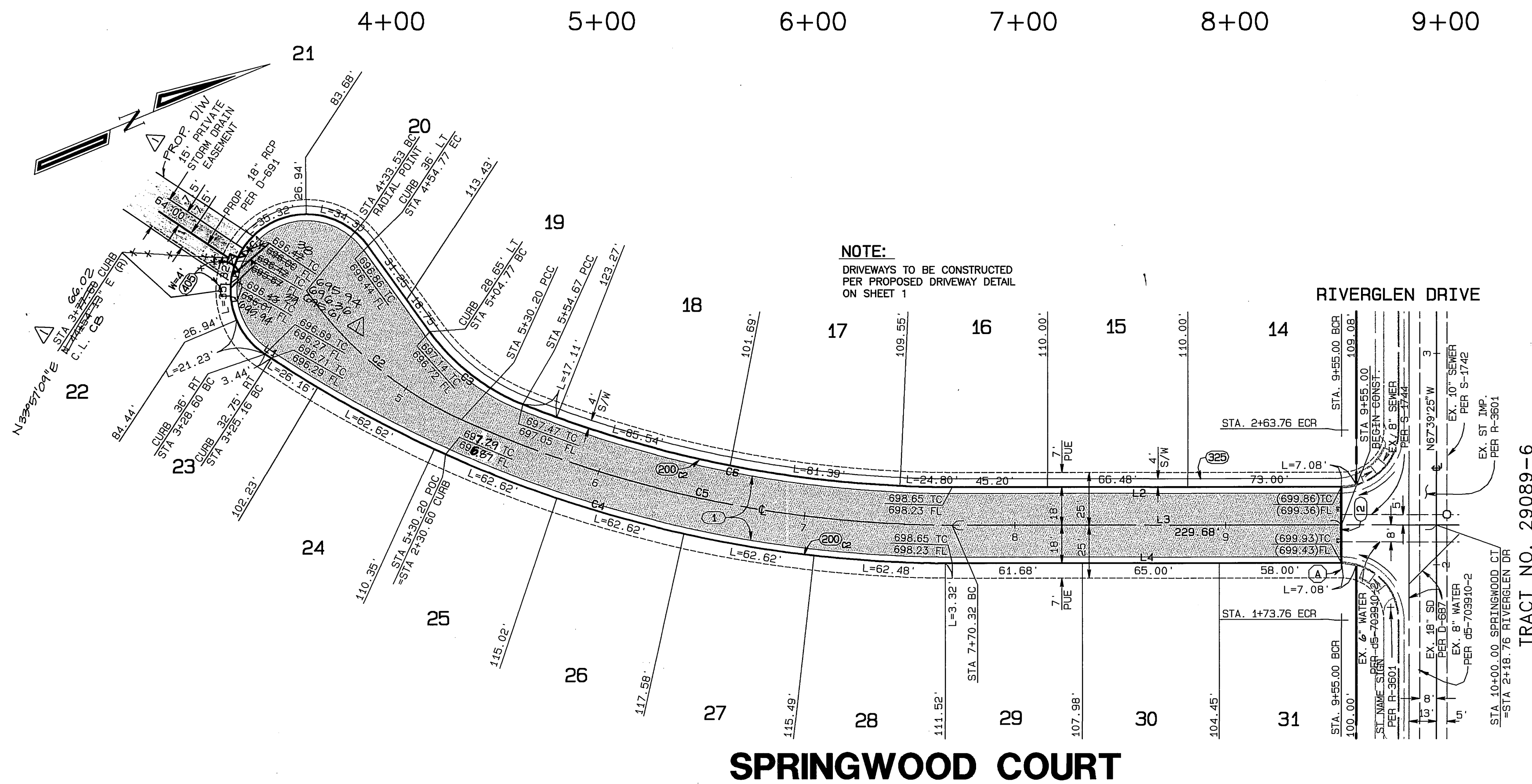
SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO.
DRAWING NUMBER
R-3621
SHEET **2** OF **4**
99-0207

INDEXED 9-12-01 lph



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CONSTRUCTION NOTES

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CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	200°48'04"	36.00'	126.17'	
C2	31°15'06"	177.24'	96.67'	49.57'
C3	32°39'36"	100.00'	56.71'	29.14'
C4	33°22'08"	588.00'	342.45'	176.23'
C5	24°08'11"	570.00'	240.12'	121.87'
C6	21°40'35"	552.00'	208.64'	105.68'

LINE DATA

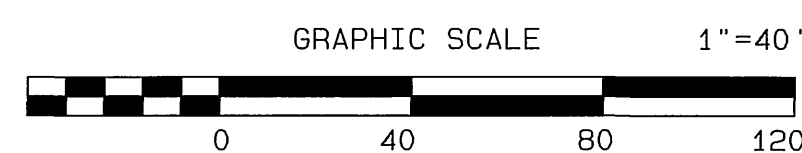
LINE	BEARING	DISTANCE
L1	N95°42'38"E	3.44'
L2	N23°50'33"E	184.68'
L3	N22°20'33"E	184.68'
L4	N22°20'33"E	184.68'



BENCH MARK:

CITY OF RIVERSIDE BENCH MARK NO E2-H3
P.K. NAIL AND TAG IN THE CENTER OF THE
MOST NORTHERLY CURB RETURN OF COLLETT
AVENUE AND GOLDEN AVENUE

ELEVATION: 697.978



CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12-31-01

**ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS**
3788 McCRAV STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY Albert A. Webb DATE 4/24/01
R.C.E. NO. C39530

W.O. 99-0207 FOR: GRIFFIN INDUSTRIES F.B. 1999

DESIGNED BY: MM CHECKED BY: CD CHECKED BY:

REVISIONS
MARK REVISIONS APPR. DATE
1. REVISED CD TO STA. 3+66.02 R/R 11-4-00
2. REVISED CD TO STA. 3+66.02 R/R 11-4-00

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY BY DATE
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEP. P.W. DIRECTOR

APPROVED BY R. M. Burt BY DATE 8-30-2001
DIRECTOR OF PUBLIC WORKS

STREET IMPROVEMENT PLANS

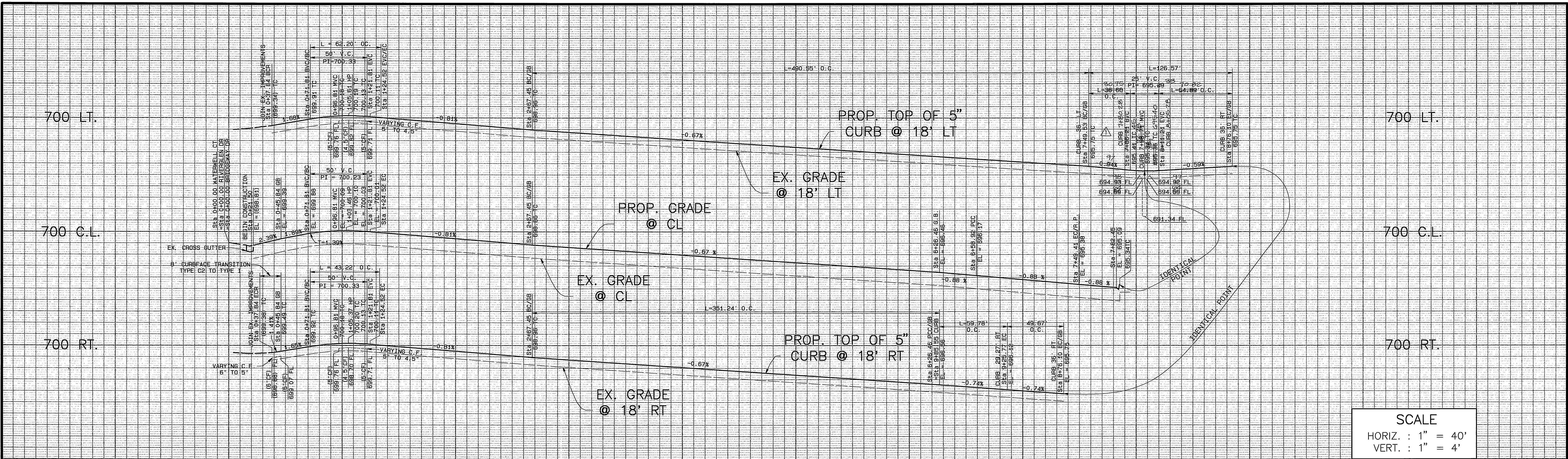
TRACT NO. 29089-5
(PRIVATE STREET)
SPRINGWOOD COURT
STA. 3+97.53 TO STA. 9+55.00

SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

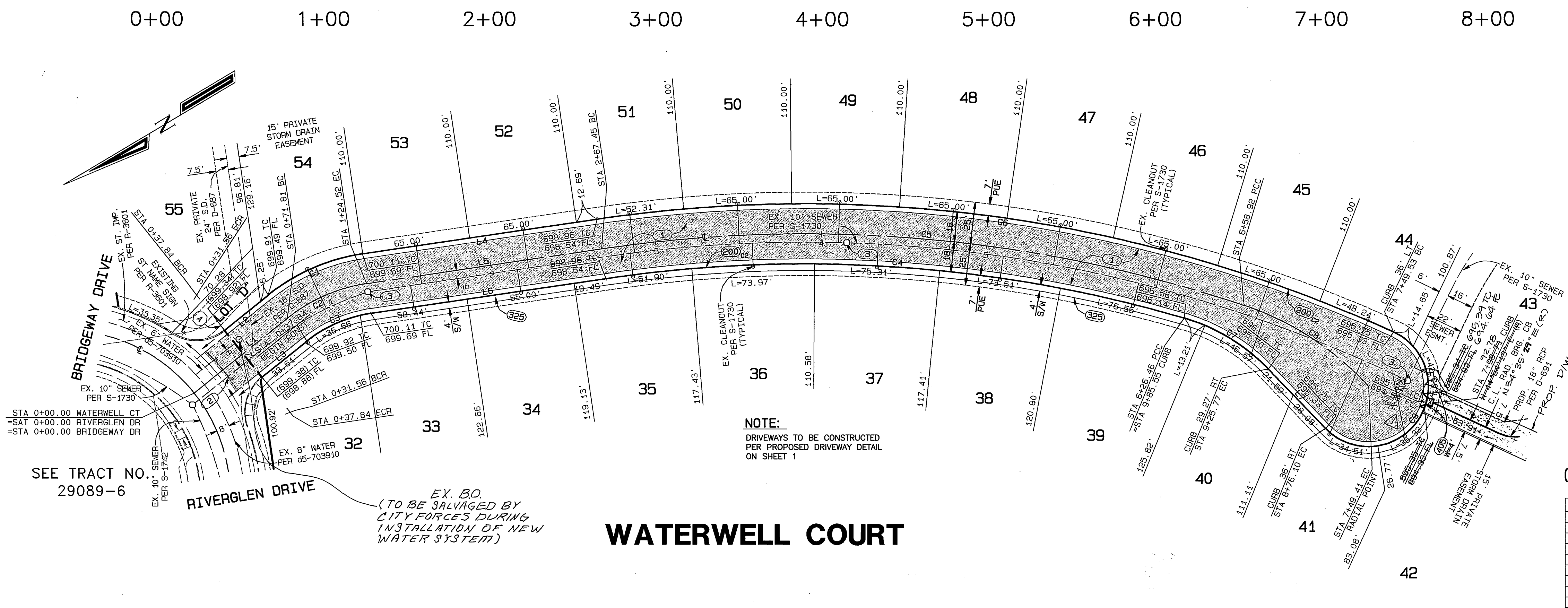
ACCOUNT NO.
DRAWING NUMBER **R-3621**
SHEET **3** OF **4**
99-0207

INDEXED 9-12-01 LHL

FILE: 611699199-020719920754.DWG



SCALE
HORIZ. : 1" = 40'
VERT. : 1" = 4'



WATERWELL COURT

CONSTRUCTION NOTES

1. CONSTRUCT A.C. PAVING OVER CRUSHED AGGREGATE. BASE PER S.R. 1562, R-VALUE. SEE PAVEMENT SCHEDULE FOR PAVEMENT SECTION.
2. EXISTING BARRICADE AND REDWOOD HEADER TO BE REMOVED.
3. ADJUST EXISTING MANHOLE TO GRADE.
- 200 C2. CONSTRUCT STANDARD 200 CURB AND GUTTER-5" CURB FACE TYPE C2.
325. CONSTRUCT STANDARD 325, CURB SIDEWALK (WIDTH AS NOTED ON PLANS).
405. CONSTRUCT STANDARD 405, CATCH BASIN.

CURVE DATA

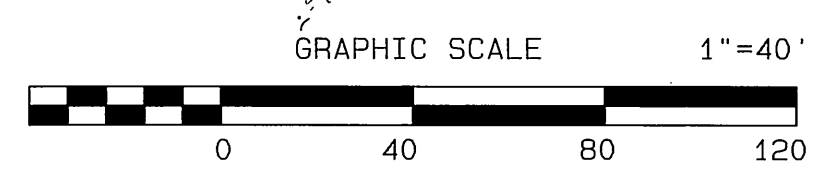
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	30°12'02"	118.00'	62.20'	31.84'
C2	30°12'02"	100.00'	52.71'	26.98'
C3	30°12'02"	82.00'	43.22'	22.13'
C4	24°43'23"	814.00'	351.24'	178.40'
C5	26°57'30"	832.00'	391.47'	199.43'
C6	33°03'58"	850.00'	490.55'	252.31'
C7	29°46'54"	115.00'	59.78'	30.59'
C8	29°15'13"	177.24'	90.49'	46.26'
C9	201°26'19"	36.00'	126.57'	

LINE DATA

LINE	BEARING	DISTANCE
L1	N07°51'29"W	50.62'
L2	N07°51'29"W	33.97'
L3	N07°51'29"W	33.97'
L4	N22°20'33"E	142.93'
L5	N22°20'33"E	142.93'
L6	N22°20'33"E	142.93'
L7	N78°50'50"E	49.67'

UNDERGROUND SERVICE ALERT
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227-2600
TWO WORKING DAYS BEFORE YOU DIG

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3788 McCRAV STREET RIVERSIDE, CA 92506
(909) 686-1070

APPROVED BY *Mo Li Fong* DATE 4/24/01
R.C.E. NO. C39530

W.O. 99-0207 FOR: GRIFFIN INDUSTRIES F.B. 1999

MARK	REVISIONS	APPR.	DATE
Δ	REVISED CD TO STA. 7+92.78	QC	11-4-02

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY *[Signature]* DATE *8-30-2001*
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
DEP. P.W. DIRECTOR

STREET IMPROVEMENT PLANS

TRACT NO. 29089-5
(PRIVATE STREET)
WATERWELL COURT
STA. 0+15.50 TO STA. 7+85.41

SCALE: HORIZ.: 1" = 40' VERT.: 1" = 4'

ACCOUNT NO. 99-0207
DRAWING NUMBER **R-3621**
SHEET **4** OF **4**

INDEXED 9-12-01 LFI